

# Public Document Pack

**Date of meeting** Tuesday, 29th October, 2019  
**Time** 6.30 pm  
**Venue** Astley Room - Castle House  
**Contact** Geoff Durham



**NEWCASTLE  
UNDER LYME**  
**BOROUGH COUNCIL**

Castle House  
Barracks Road  
Newcastle-under-Lyme  
Staffordshire  
ST5 1BL

## Conservation Advisory Working Party

### AGENDA

#### PART 1 – OPEN AGENDA

**1 DECLARATIONS OF INTEREST**

To receive Declarations of Interest from Members on items included in this agenda

**2 MINUTES OF PREVIOUS MEETINGS**

**(Pages 3 - 4)**

To consider the minutes of the previous meeting(s)

**3 PREVIOUSLY CONSIDERED APPLICATIONS**

**(Pages 5 - 6)**

To receive the decisions of applications which have been previously considered by this Working Party

**4 NEW APPLICATIONS RECEIVED**

**(Pages 7 - 14)**

To make observations on new applications received.

**5 CONSERVATION AND HERITAGE FUND**

To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer

**6 URGENT BUSINESS**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

**Members:** Councillors Miss J Cooper (Chair), T. Johnson (Vice-Chair), I. Wilkes, A. Lawley and A. Gardner

**Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.**

**Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.**

## **SUBSTITUTE MEMBER SCHEME (Appendix 9, Section 4 of Constitution)**

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members: G. Burnett  
B. Panter  
J. Walklate  
E. Horsfall  
E. Shenton

*If you are unable to attend this meeting and wish to appoint a Substitute to attend in your place you need go:*

- Identify a Substitute member from the list above who is able to attend on your behalf
- Notify the Chairman of the Committee (at least 24 hours before the meeting is due to take place) NB Only 2 Substitutes per political group are allowed for each meeting and your Chairman will advise you on whether that number has been reached

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

**NOTE:** THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

## CONSERVATION ADVISORY WORKING PARTY

Tuesday, 8th October, 2019  
Time of Commencement: 6.30 pm

**Present:-** Councillor Miss Julie Cooper – in the Chair

Councillors I. Wilkes, A. Lawley and A. Gardner

Representing David Broome, Newcastle under Lyme Civic Society  
Outside Bodies Dr S Fisher, Victorian Society

Officers Louise Wallace

Apologies Councillor(s) T. Johnson and Dr Wakeling

### 1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

### 2. MINUTES OF PREVIOUS MEETINGS

**Resolved:** That the minutes of the meeting held on 17 September, 2019 be agreed as a correct record.

### 3. PREVIOUSLY CONSIDERED APPLICATIONS

**Resolved:** That the decisions on applications previously considered by this Working Party be received.

### 4. NEW APPLICATIONS RECEIVED

**Resolved:** That the following observations be made on the applications listed below:-

Hillside Chapel, Mow Cop 19/709/FUL & 19/710/LBC

The Working Party notes that this is a positive and respectful new use for this part of the Chapel. They would like consideration to be given to the re-use or relocation of the organ if this is found to be of significance.

Lotus House, 31 Marsh Parade, Newcastle 19/00578/FUL

The Working Party considers that this development is overdevelopment of the site, to the detriment of the Conservation Area leaving no amenity space. Drawings are poor as is the quality of the proposed extension and it is not clear how the proposal would relate to the adjacent boundary walls.

20 Sidmouth Avenue, Newcastle 19/00708/DEEM4

The Working Party does not object to the conversion of the main building back to a single dwelling house but feels that the streetscene character of Sidmouth

Avenue, particularly on this side of the road is for large semi-detached villas and the development would be improved by introducing this into the proposal. The Working Party felt that the roofs of the proposed dwellings were too high and the relationship with the three storey gable needed consideration. They object to the frontage car parking which should be relocated to the rear and consideration given to rear garaging or parking.

Nationwide, 108 High Street, Newcastle 19/00726/ADV

The Working Party has no objections to the fascia sign but objects to the location of the hanging sign on the front of the canopy. This affects the clean lines this block which is harmful to the character of this part of the Conservation Area and should be located where the existing hanging sign is underneath the canopy or omitted from the scheme.

181 Holloway Lane, Aston 19/00734/FUL

The historic nature of this building has influenced and informed the refurbishment scheme. Only concern was with the repositioning of the flue which is now larger and more prominent. Original position was preferable.

Harecastle Farm, Miller & Carter, Talke 19/00752/ADV

The Working Party has no objections and would like all fixings to be in the mortar joints.

Former Carphone Warehouse, Castle Walk, Newcastle 19/00656/FUL & 19/757/ADV

The Working Party has no objections to the scheme and the signage, except the position of the projecting sign should be amended to reflect the location of other similar signs along the street.

**5. CONSERVATION AND HERITAGE FUND**

There were no applications.

**6. URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR MISS JULIE COOPER**  
**Chair**

Meeting concluded at 8.00 pm

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH  
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

For reports on all committee decisions, please follow the minutes and agendas search on the Council’s website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items can be found in the public access section of the Council’s website and a direct link to the application is provided in the last column.

Reference	Location and Applicant	Development	Working Party Comments	Planning Decision
19/00529/FUL	Renford House, Wolstanton	Proposed demolition of Renford House and construction of 9 apartments and 2 town houses	The WP is disappointed in the quality of this development proposal especially given the critique of the previous submission, although some members felt that the amended roofline was a slight improvement on the last submission. See minute for full comment.	Refused by Planning Committee on 8 October 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00529/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00529/FUL</a>
19/00612/ADV	Smart Innovation Hub, Keele University	Proposed 4 non-illuminated external signs	The WP has no objections to sign but feels that the future University signage should have a consistent approach as well as complement the building	Consent granted by delegated powers on 2 October 2019  <a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00612/ADV">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00612/ADV</a>

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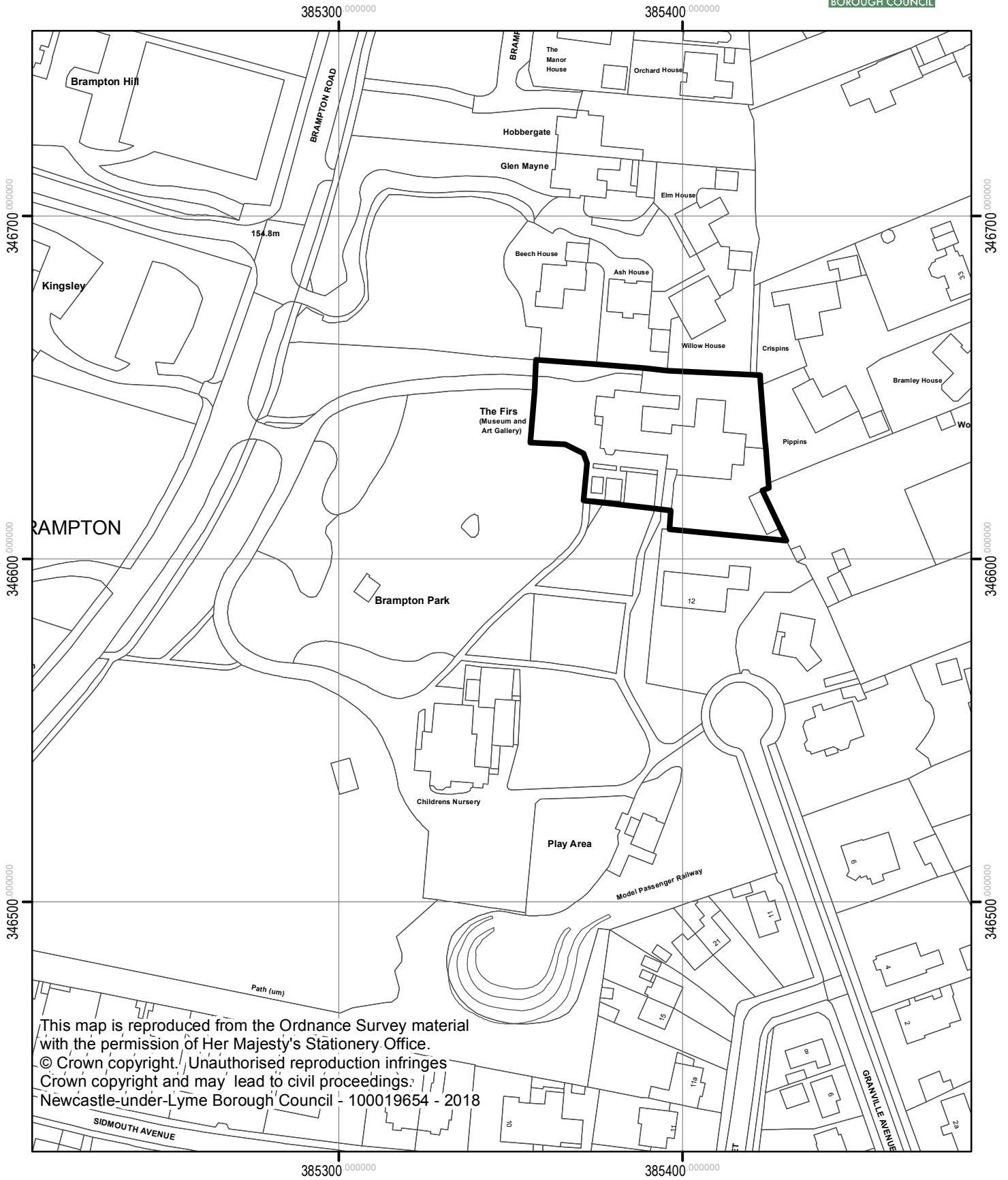
**CONSERVATION ADVISORY WORKING PARTY**

Reference	Location	Development	Remarks	Link
19/00687/DEEM3	Newcastle Museum and Art Gallery, Brampton Road, Newcastle	Extensions and alterations to existing museum to form additional exhibition and educational facilities.	Within Brampton Conservation Area and affecting a building on the Register of Locally Important Buildings	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00687/DEEM3">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00687/DEEM3</a>
19/00788/FUL	Ravens Court House, Ravenshall, Main Road, Betley	Conversion and extension of existing triple garage to form dwelling	Within Betley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00788/FUL">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00788/FUL</a>
19/00599/OUT	Land adjacent to 5 Morningside and 16 Laverock Grove, Madeley	Outline planning application (including details of access and layout) for the erection of 3 dwellings.	Partially within and adjacent to the boundary of Madeley Conservation Area	<a href="http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00599/OUT">http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00599/OUT</a>

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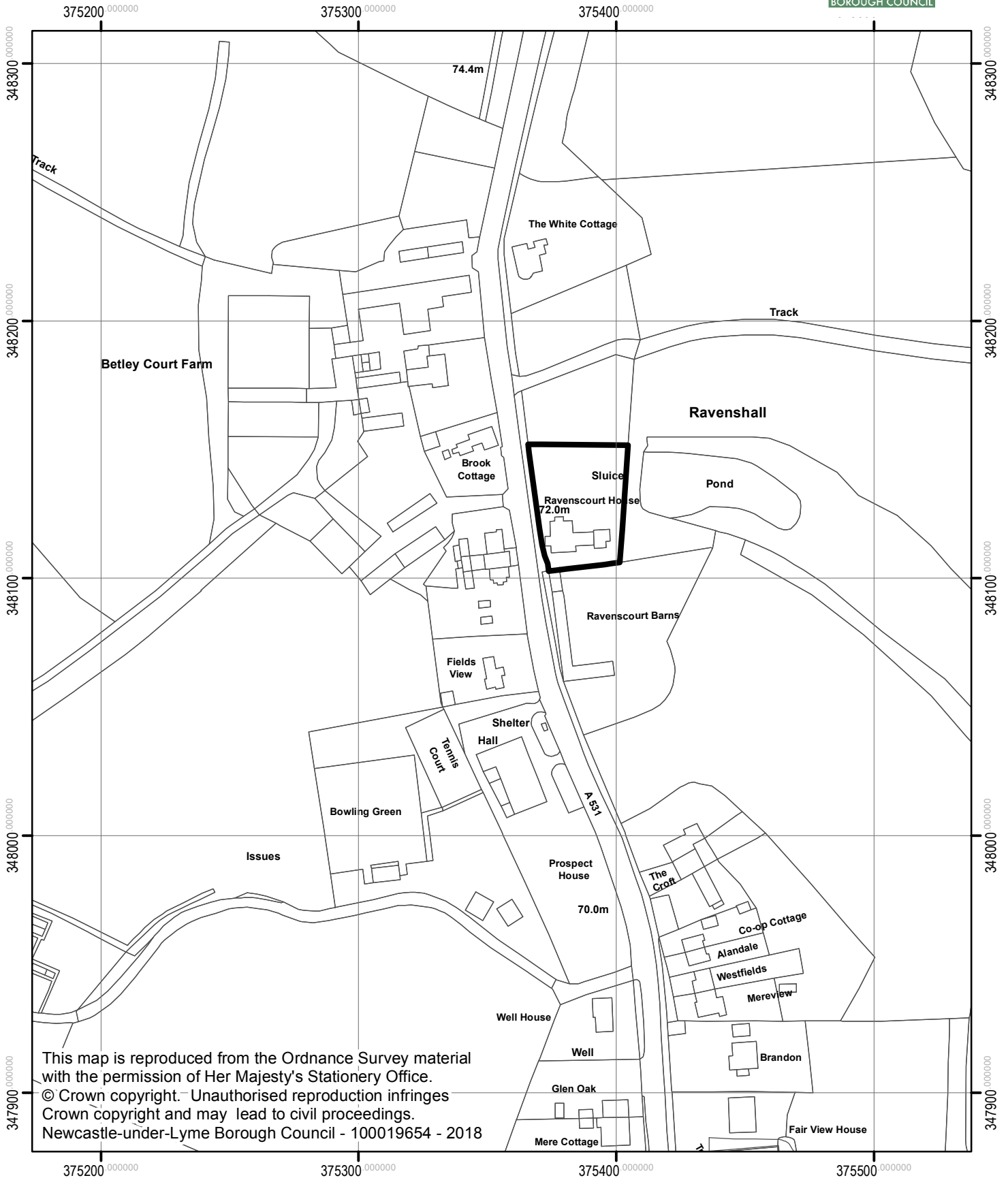


Newcastle Museum and Art Gallery, Brampton Road, Newcastle



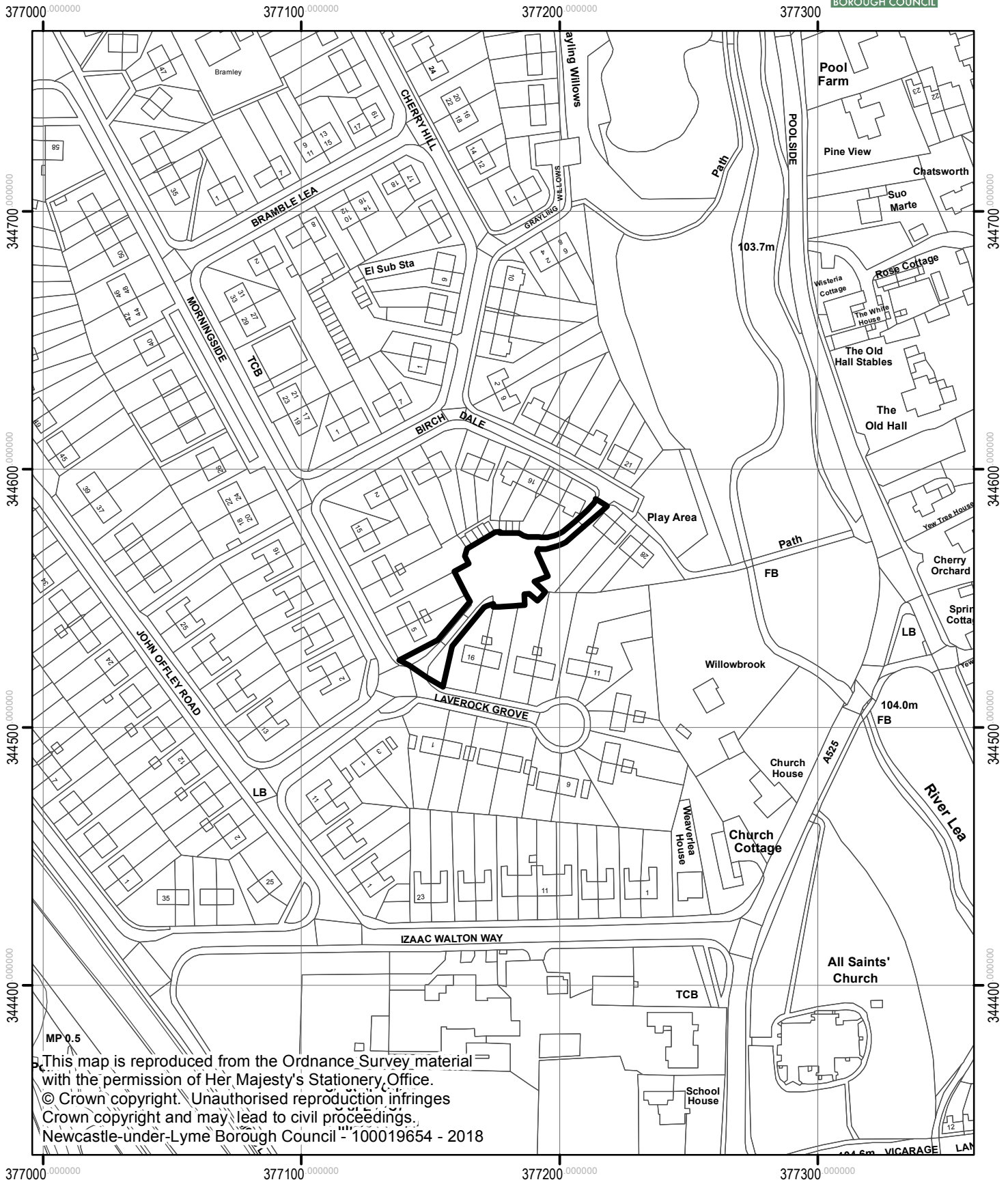
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Ravens Court House, Ravenshall, Main Road, Betley



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Land adjacent to 5 Morningside and 16 Laverock Grove, Madeley.



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